

FOR SALE \$275,000



**490 Laconia Road/Rte 3
Tilton**

- *3,504 SF/20+ Parking Spaces**
- *2.3+/- Acres**
- *Over 200 FT Frontage-Rte 3**
- *17,000+/- Cars Daily**
- *1.7 Miles from Exit 20**



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**WEEKS
COMMERCIAL**

350 COURT STREET
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Weeks Commercial is proud to offer this excellent commercial opportunity located on Route 3 in Tilton, just a short distance from Exit 20. 2.36+/- Acres, mostly level with 210 feet of frontage make this property stand out. 3,500 square foot Saltbox is well positioned on the property, and a pipe burst has made the basement and first floor ready for a new footprint. All damage has been 100% addressed and the bones are in great shape waiting for a new look. It was a residential property for many years, and its commercial zoning lent itself to a conversion to restaurant and ice cream shop prior to water damage. Terrific commercial opportunity awaits your ideas!



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***Large/Level
Parking Lot***

2.36 +/- Acres



***Wrap Around
Porch with
Gazebo***

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***Walk Up Take
Out Windows***

4 Fireplaces



***1st Floor Ready
for a New
Footprint***



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2nd Floor

**Beautiful
Pine Floors**



**Built In
Shelving**

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***Center
Staircase***

***Large
Unfinished
Basement***



***Fully Enclosed
Back Porch***

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PROPERTY DETAILS

<u>SITE DATA</u>	
Zoning	Mixed Use
Traffic Count	17,000+/- Cars Daily
Parking Spaces	20 +/- Spaces - Gravel
Site Status	Available

<u>SERVICE DATA</u>	
Heat	Hot Water - Oil
Water/Well	Well
Sewer/Septic	Public Sewer

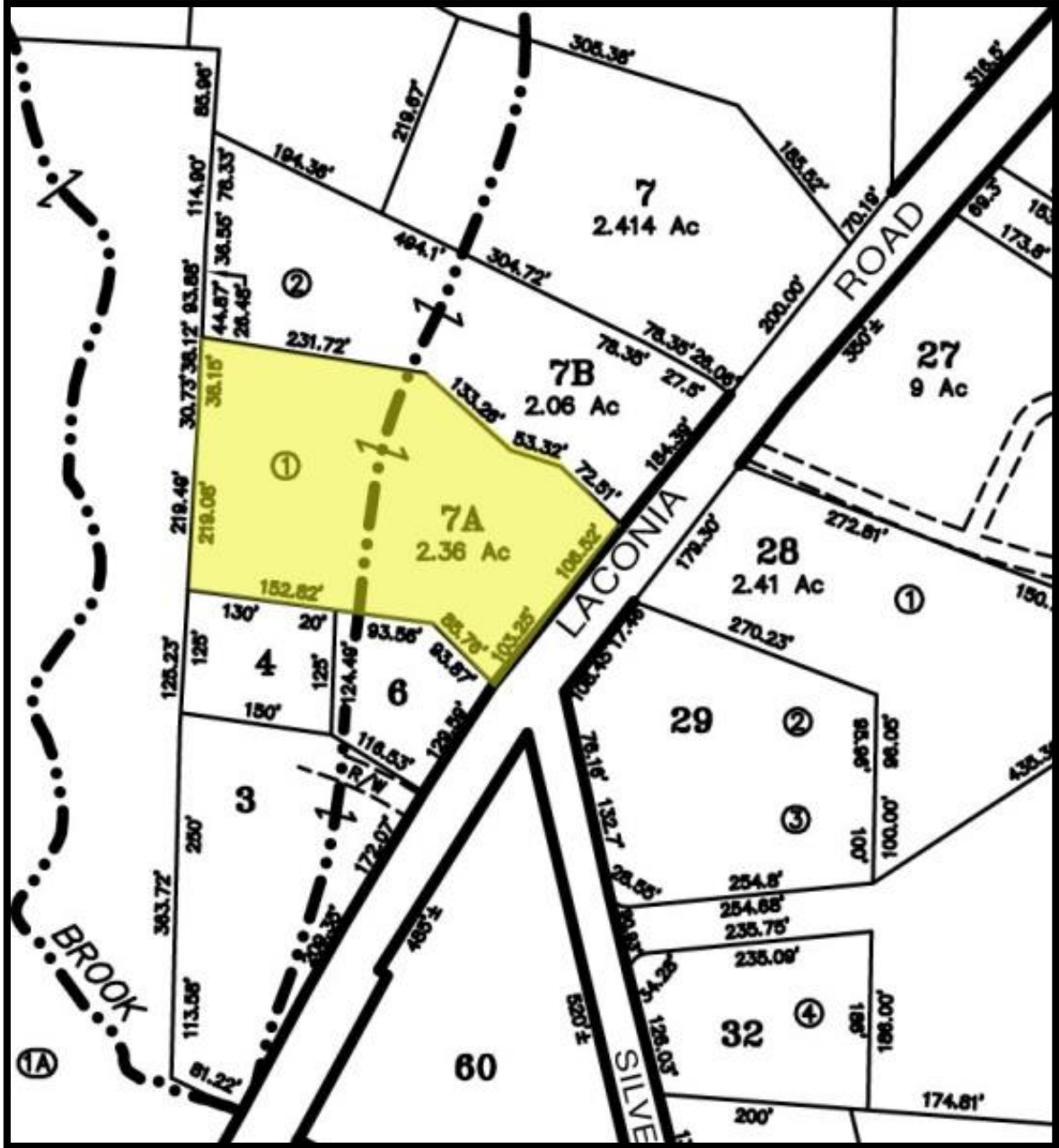
<u>TAX DATA</u>	
Taxes	\$5,536
Tax Year	2018
Tax Map/Lot No.	Map R10 Lot 7
Current Tax Rate/1000	\$19.61
Land Assessment	\$161,600
Building Assessment	\$104,300
Special Features	\$16,400
Total Assessed Value	\$282,300

<u>PROPERTY DATA</u>	
Lot Size	2.36+- Acres
Frontage	209 Ft. on Route 3/Laconia Rd.
Number of Buildings	1
Unit Square Footage	3,504
Number of Floors	2

<u>CONSTRUCTION</u>	
Exterior	Wood Siding
Roof Type	Asphalt Shingles
Foundation	Concrete Slab
Year Built	1880

<u>OTHER DATA</u>	
Deed Reference	Book 3008 / Page 683
Easement	Yes – See Deed

TAX MAP



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GOOGLE MAP



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PERMITTED USES

CHART OF PERMITTED USES

ARTICLE VI / APPENDIX B

REVISION: 3/12/19

VR: VILLAGE RESIDENTIAL * MU: MIXED USE * MR: MEDIUM RESIDENTIAL
 RA: RURAL AGRICULTURAL * DN: DOWNTOWN * RG: REGIONAL COMMERCIAL
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	VR	MU	MR	RA	DN	RG	RC	GC	IN
I. PRINCIPAL USES									
A. RESIDENTIAL									
1. Single Family	P	P	P	P	N	N	P	N	N
2. Apartments & Condominiums	P	P	N	N	P	N	N	N	N
3. Multi-Family	N	N	N	N	P	N	N	N	N
4. Rooming House	P	P	N	N	P	N	P	N	N
5. Manufactured Housing Parks & Subdivisions	N	N	N	P	N	N	N	N	N
6. Cluster Development	N	N	P	P	N	N	P	N	N
7. Conversion of an Existing Residential Structure to Multiple Dwelling Units	P	S	N	N	P	N	N	N	N
8. Accessory Dwelling Unit									
a. Attached	P	P	P	P	N	N	P	N	N
b. Detached	S	S	S	S	N	N	S	N	N
B. PUBLIC & INSTITUTIONAL									
1. Churches	P	P	S	N	P	N	P	P	N
2. Schools									
a. Elementary	P	P	P	N	N	N	S	N	N
b. Secondary	P	P	P	N	N	N	S	N	N
c. Trade or Vocational	S	P	N	N	S	N	S	P	P
d. College/University	N	P	N	N	N	N	S	P	N
3. Hospital/Sanitarium	N	P	N	N	N	N	S	P	N
4. Nursing Home	S	P	S	N	P	N	S	P	N
5. Child Day Care Facility	S	S	S	P	N	S	P	P	S
6. Residential Care Facility	S	P	S	N	P	N	P	P	S
7. Library/Museum	P	P	N	S	P	N	P	P	N
8. Social, Fraternal Clubs & Lodges	N	P	N	N	P	N	P	P	S
9. Municipal/Public Works Facility	S	S	S	S	P	P	P	P	P
10. Cemetery	N	P	P	P	N	N	N	N	N
11. Essential Public Utilities & Appurtenances	S	S	S	S	P	P	P	P	P
12. Communication Towers/Antennas	N	N	N	S	N	N	N	N	S
C. RECREATION & ENTERTAINMENT									
1. Municipally Owned Recreational Facilities	S	S	S	P	P	P	P	P	N
2. Privately Owned Outdoor Recreational Facility	S	S	S	P	N	S	P	S	N
3. Indoor Commercial Recreation/Amusement Facilities	N	S	N	N	S	S	P	S	N
4. Movie Theater/Concert Hall	N	N	N	N	P	P	P	P	N
5. Campgrounds/Youth Camps	N	N	S	S	N	N	P	N	N
6. Recreational Vehicle Park	N	N	N	S	N	N	P	N	N
7. Sales & Rental of Boats & Watercraft Including Service and Repairs	N	S	N	N	N	N	S	N	N
8. Marina	N	S	N	N	N	N	S	N	N

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D.OFFICES									
1. General Professional Business, Financial or Government Offices	N	P	N	N	P	P	P	P	P
2. Medical Dental or Health Service Office or Clinic	N	P	N	N	P	P	P	P	S
3. Bank	N	P	N	N	P	P	P	P	S

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E. COMMERCIAL									
1. Retail Sales, Rental or Distribution of Goods & Merchandise									
a. Fully Enclosed Within a Building, and Occupying less than 3,000 sq. ft. Floor Area	N	P	N	N	P	S	P	P	S
b. Fully Enclosed Within a Building Greater than 3,000 sq. ft. Floor Area	N	S	N	N	P	P	S	P	S
c. Outdoor Display	N	P	N	N	P	P	P	P	S
d. Outdoor Storage of Merchandise	N	P	N	N	N	P	P	P	S
e. Permanent Storage Trailer/Container	N	S	N	S	N	S	S	S	S
2. Personal Business Services									
a. Fully Enclosed Within a Building and Occupying Less than 3,000 sf Floor Area	N	P	N	N	P	P	P	P	S
b. Fully Enclosed Within a Building with a Floor Area 3,000 sf or Greater	N	N	N	N	P	P	N	P	S
3. Small-scale manufacturing	N	S	N	S	P	P	P	P	P
4. Sexually Oriented Business	N	N	N	N	N	N	N	N	S
5. Hotels, Motels, Inns	N	N	N	N	P	P	P	N	S
6. Veterinary Facilities	N	S	N	S	N	N	N	P	S
7. Commercial Kennels	N	N	N	S	N	N	S	P	S
8. Mortuary and Funeral Homes	N	P	N	N	P	N	N	P	S
9. Flea Markets	N	P*	N	N	N	P	P	P	N
10. Self Storage Facilities	N	S	N	N	N	P	S	P	P

* Along Route 3/11 Only

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F. RESTAURANTS									
1. Within a Fully Enclosed Structure with No Drive-in Service, No Carry Out Service, or No Delivery Service	N	S	N	N	P	P	P	P	N
2. Fully Enclosed Within a Fully Enclosed Structure with Carry-out and Delivery but No Drive-in Service	N	S	N	N	P	P	P	P	N
3. With No Limitations on Type of Service	N	P*	N	N	S	P	P	P	N

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G. AUTOMOTIVE & TRANSPORTATION									
1. Motor Vehicles Sales and Rental	N	N	N	N	N	P	N	P	N
2. Sales and Installation of Vehicle Parts and Accessories	N	N	N	N	N	P	N	P	N
3. Motor Vehicle Repairs and Maintenance	N	N	N	N	S	P	N	P	N
4. Gasoline Sales	N	N	N	N	P	P	N	P	N
5. Care Wash	N	N	N	N	N	P	N	P	N
6. Commercial Parking Lot or Garage	N	N	N	N	P	P	P	P	P
7. Motor or Rail Freight Terminal	N	N	N	N	N	N	N	N	P
8. Bus or Train Station	N	N	N	N	P	P	P	N	N
9. Recreational Vehicles & Camping Trailers Including Servicing and Repairs	N	N	N	N	N	S	S	S	N
10. Aviation Field	N	N	S	S	N	S	S	S	S
H. INDUSTRIAL									
1. Manufacturing, Processing, Repairing, Assembling of Goods and Merchandise (Research & Development)									
a. Industry Heavy	N	N	N	N	N	N	N	N	P
b. Industry Light	N	N	N	N	N	S	N	S	P
2. Warehousing and Storage of Non-Flammable, Non-Explosive Goods									
a. Industry Heavy	N	N	N	N	N	N	N	N	P
b. Industry Light	N	N	N	N	N	N	N	S	P
3. Bulk Storage of Fuel, Chemicals, or Flammable Materials	N	N	N	N	N	N	N	N	S
4. Sale of Construction Equipment and or/ Materials with Out door Display and Storage.									
a. Industrial Heavy	N	N	N	N	N	N	N	S	P
b. Industrial Light	N	N	N	N	N	N	N	S	P
5. Materials Recycling Center, Salvage Yard and Junk Yard	N	N	N	N	N	N	N	N	S
6. Removal, Excavation and Processing of Earth Materials	N	N	N	N	N	N	N	N	S
7. Accessory Salesroom	N	N	N	N	N	N	N	S	P
I. AGRICULTURAL									
1. Farming and Agricultural Operations									
a. Agricultural (Commercial)	P	N	P	P	N	N	P	P	N
b. Horticultural (Greenhouse/ Nursery)	P	P	P	P	P	P	P	P	P
c. Livestock (Commercial)	N	N	S	P	N	N	S	S	S
2. Silvicultural Operation (forestry)	P	P	P	P	N	P	P	P	P
3. Stables and Equestrian Facilities	S	S	S	P	N	S	S	S	S
4. Commercial Greenhouses/ Warehouse For Wholesale and Retail Sales	N	N	S	P	N	S	P	P	N

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II. ACCESSORY USES									
A. RESIDENTIAL									
1. Home Business	P	P	P	P	N	N	P	P	N
2. Home Occupation	P	P	P	P	P	P	P	P	N
3. Day Care									
a. With Up to 6 Children	S	S	S	S	N	S	S	S	S
b. Over 6 Children	N	S	N	N	N	N	S	N	S
4. Use of a Portion of a Dwelling or accessory Building in Conjunction with an Off-Premise Occupation	S	S	S	S	S	S	S	S	S
5. Outdoor Storage of One Commercial Vehicle	P	P	P	P	N	N	N	N	N
6. Outdoor Storage of a Boat, Recreational Vehicle, or Camping Trailer	P	P	P	P	S	P	P	P	P
7. Garage, Carport, or Parking Space for Use by Residents of the Premises	P	P	P	P	P	P	P	P	P
8. Accessory Structures and Facilities Including Tool Sheds, Greenhouses, Swimming Pools, and Tennis Courts	P	P	P	P	P	P	P	P	P
9. Non-Commercial Raising or Keeping of Livestock	N	S	S	P	N	S	S	S	S
10. Bed and Breakfast Accommodations	S	S	S	S	S	N	S	S	N
B. NON-RESIDENTIAL									
1. Parking Space or Garage for Employees, Visitors, and Customers	S	P	S	S	P	P	P	P	P
2. Cafeterias for Employees	N	P	N	N	P	P	P	P	P
3. Child Car for Employees	N	P	N	N	P	P	P	P	P
4. Recreational and Fitness Facilities for Employees	N	P	N	N	P	P	P	P	P
5. Dwelling Unit for Resident Caretaker or Security Personnel	N	S	S	S	N	N	S	S	P
6. Farm or Roadside Stand	N	S	P	P	N	S	S	S	N
C. SIGNS									
1. Signs	P	P	P	P	P	P	P	P	P

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